

**2<sup>nd</sup> Modified McDougall-Hunt  
Rehabilitation Plan**

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**Prepared by**

**The  
City of Detroit  
Planning and Development Department**

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## **2<sup>nd</sup> Modified McDougall-Hunt Rehabilitation Plan**

*REVISED OCTOBER, 2003*

**McDougall-Hunt  
2<sup>nd</sup> Modified Development Plan**

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## **2<sup>ND</sup> MODIFIED McDougall-Hunt Rehabilitation Plan**

### **EXECUTIVE SUMMARY**

#### **Introduction**

The purpose of the 2nd Modified McDougall-Hunt Rehabilitation Plan, also known as the McDougall-Hunt Neighborhood Preservation Plan, is to provide a framework for implementing the land use vision for the McDougall-Hunt Development Area. The plan identifies six sub-areas of proposed land uses and a road map for redevelopment in each (see Exhibit E-Proposed Land Use Map). Also the plan identifies key development issues within the area that provide goals, objectives and an implementation strategy for addressing these issues. The issues to be addressed are:

- Restoring McDougall-Hunt as a residential neighborhood;
- Expanding supportive community services;
- Upgrading public facilities;
- Providing jobs and income opportunities for local residents;
- Improving and preserving existing housing;
- Removing dangerous buildings;
- Identifying environmental hazards and nuisances;
- Developing neighborhood organizational community capacity to participate in the development of the neighborhood, attract investment and guide development with sound planning decisions;
- Expanding affordable housing for low and moderate income households and existing residents;
- Preserve the historic character of the neighborhood;
- Preserving and expanding natural open spaces and park facilities.

The McDougall-Hunt Citizens District Council (MHCDC) was organized in 1978 in accordance with the Blighted Area Rehabilitation Public Act 344 of 1945. The Mission of McDougall-Hunt Citizens' District Council is to provide advice and guidance to the City of Detroit on planning and development recommendations for the McDougall-Hunt community.

The McDougall-Hunt area is located east of Detroit's Central Business District and Detroit's Eastern Market. The area is bounded by Vernor on the south, the alley east of Mt. Elliott on the east, Gratiot Avenue, running northeasterly from St. Aubin. The area is approximately 249+/- acres. The neighborhood is characterized by significant numbers of deteriorated and vacant homes, vacant lots and median housing values that are lower than those in adjacent neighborhoods. Despite these issues, McDougall-Hunt has substantial opportunities for community and economic development due to its location and access to the City of Detroit and suburban employment centers. The area generally corresponds with Community Reinvestment Strategy Cluster 4 and Census Tract 5168.

Its major assets for community and economic investment include the following:

- ✓ Access to freeways, major streets, and employment centers (Central Business District, Eastern Market, and the Chrysler Viper Plant)
- ✓ Detroit Community education centers and facilities
- ✓ Major community churches
- ✓ Vacant city-owned properties
- ✓ Located within the City of Detroit Empowerment Zone
- ✓ Located north of the Elmwood Park Redevelopment Area

The residential area has seen a fairly dramatic decrease in population over the past 10 years. According to the 2000 U.S. Census, the population for Census Tract 5168 was 1832, compared with 2451 in 1990. This

was an over 25% decrease in the population for the Census Tract. Also, in 1990 there were 1069 housing units with 133 vacancies (12.4%). According to the 2000 Census there is now only 741 housing units, with 141 vacant (19%).<sup>1</sup>

### **Plan Goals & Objectives**

The following goals illustrate activities that shall be undertaken to implement the plan:

- I. Preserve and Improve the existing housing stock for property owners and residents
- II. To construct new housing units in order to stabilize the existing neighborhood
- III. To provide new housing opportunities for existing residents and to attract new residents into the community
- IV. Expand housing opportunities that are affordable to low and moderate income families
- V. Encourage redevelopment of existing vacant lots with in-fill housing and flexible site planning
- VI. Expand neighborhood scale retail and service uses in the area
- VII. Improve the quality and frequency of public transportation services to and from the McDougall-Hunt area
- VIII. Improve personal safety by enhancing and upgrading street lighting and increasing community relations with the local police precinct
- IX. Expand income and economic opportunities for area residents and businesses
- X. Enhance the natural environment and expand park/recreational facilities

### **Implementation Strategy**

An implementation strategy is proposed to begin coordination between public and private resources available from the City of Detroit, the U.S. Department of Housing and Urban Development, the Michigan State Housing Development Authority, and Empowerment Zone (See attached map for sub-area boundaries).

- Sub-area A involves the disposition of city-owned properties to develop multiple family residential with a neighborhood scale retail component. City owned properties in this area shall be sold via Request for Qualifications (RFQ).
- Sub-areas B & C involves the disposition of city owned properties to implement mixed residential/retail and multi-family residential in-fill.
- Sub-areas D, E & F involves housing rehabilitation and the disposition of city owned properties to implement one/two family residential in-fill.

With the exception of where parcels are too small for new housing development, property may be sold via Request for Proposal or Request for Qualifications (RFP/RFQ). Due to the overwhelming interest to develop housing in the area, majority of the sub-areas will be developed concurrently.

### **Implementation Priorities**

In addition to the proposed implementation strategy, the following priorities have been identified to further direct development activities in the area:

- Priority be given to proposals for housing projects that are centered on non-profit corporations and partnerships between private for profit and non profit corporations
- All residential developers in cooperation with the City of Detroit shall insure, to the extent possible, that a reasonable number (at least 20%) of the total housing units built in the McDougall-Hunt Development Project shall be for sale or rent at prices that low and moderate income families can afford.
- The use of financial incentives for developers to include low to moderate income housing in their proposals i.e. neighborhood enterprise zone tax incentives and City Home Funds
- Priority be given to projects that provide a component of senior housing and/or low-moderate income housing
- The completion of a study that would provide a statistical description of housing supply and an estimates of total demand for housing

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<sup>1</sup> 2000 U.S Census of Population and Housing



- The completion of a traffic impact study that would provide data on effects of new development and propose recommendations for traffic calming and pedestrian safety

It is the goal of the City to facilitate proper coordination with private developers and investors, to further build community capacity as well as effectively manage specific development activities in the area.

#### **Plan Budget**

Implementation of the Modified McDougall-Hunt Plan will involve financing from public, private and non-profit sources that leverage Empowerment Zone, MSHDA and City of Detroit resources. The City of Detroit investment for the area will be in excess of \$8.39 million and estimated costs includes :

- Public Improvements
- Streetscape Improvements
- Demolition of blighted properties
- Community & Public Facility Rehabilitation
- Major and Minor Home Rehabilitation

**\*\*Note-** Final cost estimates will be revised prior to November 2003

**B. Description of Project**

Pursuant to Public Act 344, Section 4(4) requires that the Development Plan contain "District areas shall be designated for all development areas that have been approved by a local legislative body and subject to the terms of this act as of January 1, 1968, and all subsequent development areas that are so approved. A district area shall not be designated unless the local legislative body first holds a public hearing on the designation. The legislative body shall give notice of the public hearing not less than 20 nor more than 30 days before the date for the public hearing."

Boundaries of Urban Renewal Area

The boundaries of the project area are described as follows:

**LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, MICHIGAN, BEING A TRIANGULAR PARCEL OF LAND BOUNDED ON THE NORTH BY THE SOUTH LINE OF GRATIOT AVENUE, 120 FEET WIDE; ON THE EAST BY THE CENTERLINE OF ALLEYS FIRST EAST OF MT. ELLIOTT AVENUE, 66 FEET WIDE; ON THE SOUTH BY THE CENTERLINE OF VERNOR HIGHWAY 80 FEET WIDE; SAID AREA BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF LOT 1, FLATTERY'S SUBDIVISION, OF THE EAST PART OF OUT LOT 32 ST. AUBIN FARMS, AS RECORDED IN LIBER 3, PAGE 86, P.W.C.R., AND THE EAST LINE OF GRATIOT AVENUE, THENCE NORTHERLY ALONG THE EAST LINE OF GRATIOT AVE, TO THE INTERSECTION OF THE CENTERLINE OF THE PUBLIC ALLEY, 20 FEET WIDE, FIRST EAST OF MT. ELLIOTT AVENUE, AS EXTENDED NORTHERLY THRU LOTS 19 & 20 OF THE PLAT OF THE SUBDIVISION OF LOTS 28 AND 29 MELDRUM FARMS AS RECORDED IN LIBER 8, PAGE 95 P.W.C.R.; THENCE SOUTHERLY ALONG LAST MENTIONED CENTERLINE OF PUBLIC ALLEY TO ITS INTERSECTION WITH THE CENTERLINE OF VERNOR HIGHWAY; THENCE WESTERLY ALONG SAID CENTERLINE OF VERNOR HIGHWAY TO THE SAID WEST LINE OF LOT 11 OF FLATTERY'S SUBDIVISION; THENCE NORTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 10,851,000 SQUARE FEET OR 249.1 ACRES MORE OR LESS.**



### **Statement of Goals & Development Objectives**

Listed below are the goals & objectives to be achieved during the course of this program include:

1. Preserve and improve the existing housing stock for existing residents
2. To construct new housing units in order to stabilize the existing neighborhood
3. To provide new housing opportunities for existing residents and to attract new residents into the community
4. Expand housing opportunities that are affordable to low and moderate income families
5. Encourage redevelopment of existing vacant lots with in-fill housing and flexible site planning
6. Expand neighborhood scale retail and services in the area
7. Improve the quality and frequency of public transportation services to and from the area
8. Improve personal safety by enhancing and upgrading street lighting along with community relations with the local police precinct
9. Expand income and economic opportunities for area residents and businesses
10. Enhance the natural environment and expand park/recreational facilities

## C. General Land Use Plan

### 1. Master Plan, Lower East Central Subsector

Pursuant to Public Act 344-Section (3)(a) requires that the Development Plan contain “ a master plan of the municipality or a master plan, which is sufficiently advanced to designate areas in need of rehabilitation or in need of measures to prevent blight.”

The McDougall-Hunt development area is located in the Lower East Central Subsector, East Central Sector of the City of Detroit Master Plan of Policies. This area is bounded on the north by Gratiot, on the west by the Chrysler Freeway, on the south by Larned, East Grand Boulevard and Lafayette, and on the east by Mt. Elliott.

According to the summary of planning issues, goals and future general land use for the subsector, McDougall-Hunt development objectives more than comply. The summary goals include: Maintenance of consistency in development of remaining lots in the Lafayette/Elmwood area; reduction of remaining security problems; beautify and redevelop commercial strips on Gratiot and Mt. Elliott; and effective preservation of vintage housing in McDougall-Hunt are the issues for the area.

### 2. Community Reinvestment Strategies, Cluster 4

The McDougall-Hunt development area lies with in cluster 4. The cluster is serviced by five major freeways, eight major arterial roads and numerous minor arterial roads. The freeways divide the cluster into six distinct districts. Portions of the Lodge Freeway (10 & I-375), the Jeffries Freeway (I-96) and the Ford Freeway (I-94) delineate the western border of the cluster, in addition to providing a transversal route through the cluster. The Chrysler Freeway (I-75) also provides a north-south route through the cluster. Five radial arterial roads access all surrounding areas. These are Woodward, Gratiot, Michigan, Fort, and Jefferson. Warren provides an east-west route, while Mt. Elliott provides a north-south route and delineates the eastern boundary.

The Housing goals and objectives are similar to those outlined in this plan. They include: Preservation and improvement of neighborhoods; Providing a cross-section of housing opportunities which are consistent with the character of the surrounding community; Targeting McDougall-Hunt and other development areas within the cluster for new and infill construction housing consistent with the existing community; Developing public and private funding sources for low income families to own and rehabilitate existing homes; Work to increase homeownership in the Cluster from 19% to 50% of all households.

Specifically, cluster report recommended that McDougall-Hunt; Preserve and rehabilitate existing housing; Develop new housing opportunities, Remove blighting influences, environmental hazards and dangerous structures and enhance the social, cultural, historical, and natural assets.

### 3. Blight Survey/Property Conditions

Based on a 2001 blight survey conducted by Windham Realty, Inc., the area contained 1035 vacant properties, 481 residential structures, 73 commercial/retail/office buildings, 40 garage, 24 institutional structures, and 3 industrial sites. The survey found 430 moderately blighted parcels (required minor repairs) 229 blighted parcels (required major repair or rehabilitation) and 44 severely blighted parcels (may require demolition). Very few housing structures were considered good or in standard condition.

### Definitions

All categories were graded on a scale of 0-4. A four(4) was given as the score for the item if it is considered severely blighted, for example if the roof were completely missing. A roof would be graded a zero (0) if it were brand new. In the case of a home that does not have a porch, that feature will be graded NA. Based on the definition under each category, it is possible for the rating to fall between two categories. In these cases, a score of .5, 1.5, 2.5 or 3.5 was used

Based on the State of Michigan Blighted Area Rehabilitation Act; 1945 PA 344, as amended, an area can be considered blighted even if it is undeveloped property. Areas located in the City are in an urban area with full municipal services available. The property is vacant only because of deterioration in the physical and economic condition of the neighborhood; therefore, vacant lots were individually assigned a score based on a specific definition.

**Table 1. Blight Survey Criteria**

Type of condition	Number of units	Rating Criteria	Recommended Treatment Strategy
Moderately Blighted	430	Slight correctable defects with normal maintenance. Damage to porches, steps, roofs, mortar, concrete blocks, small cracks in walls or chimneys, cracked windows, and lack of paint, worn steps, doors, and door and window sills and frames.	Preservation: Provide low cost home improvement loans and subsidies through the MSHDA RAP Program
Blighted	229	Intermediate defects requiring repair to provide safe and adequate shelter. Defects may include holes, open crack, rotted, loose, or missing materials in parts of the foundation, walls, or roof; broken, shaky, or missing steps or railings; numerous missing and cracked window panes, rotted or loose windows or doors, missing bricks or cracks in chimney.	Major Rehabilitation:  Provide low cost home improvement loans and subsidies through the MSHDA RAP Program  Acquire and rehabilitate and resale vacant, yet sound structures to new homebuyers.
Severely Blighted	44	Serious defects making the building a safety hazard or unhealthy environment. These defects include holes, open cracks, rotted, loose or missing material overlarge areas of foundations, walls, sagging roofs, floors, or walls, extensive damage by fire or storm. Missing roofs, doors, windows and bricks. No persons living in the building.	Demolish dangerous structures and rebuild or redevelop based on proposed land use plan.
Total Blighted Structures	703		

#### 4. Description of Land Use Categories

The following are land-use descriptions for those categories shown on the Land Use and Development Plan. These descriptions include the general criteria for land use and intensity of development. Parking requirements for the following land uses are defined by the City of Detroit Official Zoning Ordinance unless otherwise specified under Section E-3-g, "Specific Parcel Requirements for sub-areas A-F".



a. Housing (H)

The housing category permits only the construction of new housing units and related development.

Single-family detached housing will be permitted in McDougall-Hunt on scattered parcels where surrounding residential densities are medium to low. Wherever single units are constructed adjacent and in proximity to existing housing units, the new construction must be compatible with the existing housing design. The maximum density permitted for single-family detached housing developed on a larger parcel (10 acres or more) is up to eight (8) dwelling units per acre.

Two-family dwellings, townhouses, row houses and garden apartment will be permitted. Where such housing parcels are large enough to allow development of clusters of two-family dwellings, townhouses row houses and garden apartments, the maximum density permitted will be sixteen (16) dwelling units per acre, and retail center parcels where maximum density may be twenty four (24) dwelling units per acre.

Mid-rise residential structures may be located primarily along Vernor, Chene, Mack and Mt. Elliott Avenue. Or located adjacent to or within a shopping center site, when adequate parcels are available.

Non-residential uses such as playlots, public walkways and residentially related commercial facilities may be permitted in those larger parcels to be developed for new housing.

Development on scattered open sites may occur in rehabilitation areas. A single-family house may be constructed on a parcel with not less than 40 feet of street frontage; however, it is preferable that new single-family or two-family units be sited on lots of not less than 50 feet of street frontage. All such lots should be at least 90 feet deep.

b. Private Residential Open Space or Parking (L)

Where parcels are too small for new housing development, and where these lots are located on streets of residential character, a designation of Private Residential Open Space or Parking is given. These parcels may be sold to one or both of the adjacent or nearby property owners for their use as landscaped lots, gardens, off-street parking, or driveways.

On street parking for one and two family units is permitted on one or both sides of the street especially to serve homes without driveways or garages. Where these parcels are located next to multiple dwellings, they may be sold for off-street parking areas for tenants of the multiple dwellings. In such cases, the parking area must be properly surfaced and screened along the perimeter with trees, shrubs, walls, or earth mounds, as per design standard.

c. Commercial (C)

The major commercial site proposed in McDougall-Hunt are parcels located in Area A and along Gratiot, Mack and Mt. Elliott. The intended use for this commercial parcel are for new neighborhood scale retail businesses. The type of uses permitted for these parcels will include low intensity retail, wholesale, general office, restaurants, hotel/inn and other local community commercial uses.

Thoroughfare commercial uses such as a grocery store, drug store, or other small stores in which the service area is ¼ mile walking distance may be permitted within housing parcels along McDougall, Mack and Mt. Elliott.

d. Park and Open Space (P)

Parks, open space and recreational land uses are located throughout the McDougall-Hunt area. These existing facilities may be expanded, renovated or otherwise improved upon and complemented by the development of smaller parks and open spaces in conjunction with new construction. The Zender Place playlot, to the extent feasible, shall be relocated from Zender & Mt. Elliott to Zender and Ellery east of the alley. Property must be assembled on Hunt Street (bounded by Elmwood and Moran) to develop a new neighborhood community center to serve the area in partnership with the City of Detroit, the Detroit Board of Education at the Santoro Calcatara Memorial Playfield, and for profit and non-profit investors.

e. School (S)

This land use category is for the possible development of new schools or the expansion of existing school facilities.

f. Institutional (I)

This land use category is for the proposed construction of Churches in the McDougall-Hunt Area and Community Center or for a non-public recreation/community center.

5. Proposed Land Use

Pursuant to Public Act 344-Section 4, Subsection (3)(b) requires that the Development Plan contain "a plan of the general features of development of the district within which the development area lies and of other districts adjacent to the development area, of such extent, content, and particularity as is necessary to the coordination of the development area plan with the future development of the territory surrounding the development area, or, if no future development is planned, then in coordination with the present development."

(Refer to the "Proposed Land Use Map" attached-Exhibit E).

The land use map is entitled "Proposed Land Use" and it shows the future land uses for areas in which redevelopment will occur. The land use categories shown on the map, which are described below, include housing, parking, commercial, park and public open space, school and institutional.

Each of the six sub-areas (A-F) was given at least one land use category for new development, which is the primary use designation. Many development areas also have at least one secondary, or alternate use. A primary land use designation is the preferred new development for a redevelopment area. Every attempt will be made to develop a parcel in accordance with the primary use. If, however, conditions do not exist for the proper development of a parcel in accordance with the primary use, the parcel may be developed in a manner consistent with the secondary use.

Specific Sub-areas Requirements

Area A (Parcel in Modified Development Plan of 5/25/83)

a.	Use:	Housing/Commercial(SRC)
	Types:	Neighborhood scale retail and/or institutional uses with Medium Density Housing
	Density:	16-24 dwelling units per net residential acre
	Parking:	
	Zoning:	Special Development (SD1) District Classification

### Area B

- a.     Use:           *Housing/Commercial*  
             Mixed Residential-Commercial(SRC)  
          Type:       Medium Density Housing developed compatibly with  
                     neighborhood scale commercial and/or institutional uses  
          Density:    16-24 dwelling units per net residential acre  
          Zoning:    Special Development (SD1) District Classification
- b.     Use:           *Housing*  
             Medium-Density Residential(RM)  
          Type:       Duplex, townhouses, row houses or garden apartments  
          Density:    Up to 8 units per acre for single family detached and 8 –  
                     16 units per acre for duplexes, townhouses, row houses  
                     and garden apartments  
          Zoning:    Low-Medium Density Residential (R3) Classification

### Area C

- a.     Use:           *Housing*  
             Low-Medium Density Residential(RLM)  
          Types:      Single family, Two Family, Duplex, row houses, and  
                     townhouses  
          Density:    Up to 8 units per acre for single family detached and 8–16  
                     units per acre for duplexes, row houses and townhouses  
          Zoning:    One and Two-Family Residential (R2) District  
                     Classification
- b.     Use:           *Commercial/Housing*  
             Mixed Residential Commercial(SRC)  
          Types:      Medium Density Housing developed compatibly with  
                     commercial and/or institutional uses  
          Density:    16-24 dwelling units per net residential acre  
          Zoning:    Local Business and Residential (B2) District Classification

### Area D

- a.     Use:           *Housing*  
             Low-Medium Density Residential(RLM)  
          Types:      Single family detached and two family  
                     dwellings  
          Density:    Up to 8 units per net residential acre  
          Zoning:    One and Two Family Residential (R2) District  
                     Classification
- b.     Use:           *Commercial/Housing*  
             Special Residential Commercial (SRC) (Only  
                     Along Mack)  
          Type:       Furniture salesrooms, repair shops, business services  
          Zoning:    Local Business and Residential (B2) District  
                     Classification



- c.      Use:            *Recreation/School/Park and Open Space*  
                               (Only in the area bounded by Charlevoix, Ellery,  
                               Hendricks, and Elmwood) Property must be assembled on  
                               Hunt Street (bounded by Elmwood and Moran) to develop  
                               a new neighborhood community center to the area.  
                               Type:            Educational, religious, health or public use such as church,  
                               library, museum, public or private school.  
                               Zoning:        Single Family (R1) District Classification

#### Area E

- a.      Use:            *Housing*  
                               Low-Medium Density Residential(RLM)  
                               Type:            Single family detached and two family  
                               dwellings  
                               Density:        Up to 8 units per net residential acre  
                               Zoning:        One and Two Family Residential (R2) District
- b.      Use:            *Housing/Commercial*  
                               Special Residential (SRC) (Only  
                               Along Mack  
                               Type:            Furniture salesrooms, repair shops, business services  
                               Zoning:        Local Business and Residential (R4) District  
                               Classification

#### Area F

- a.      Use:            Low-Medium Density Residential(RLM)  
                               Type:            Single family detached and two family  
                               Dwellings  
                               Density:        Up to 8 units per net residential acre  
                               Zoning:        One and Two Family Residential(R2) District  
                               Classification.
- b.      Use:            *Housing/Commercial*  
                               Special Residential Commercial (CMS) (Only  
                               Along Mack)  
                               Type:            Furniture salesrooms, repair shops, business services  
                               Zoning:        Local Business and Residential (B2) District  
                               Classification

#### Areas A-F

- a.      Use:            Commercial  
                               Type:            General commercial and shopping District  
                               (Along Gratiot between St. Aubin and Mt. Elliott east to  
                               the alley)  
                               Zoning:        Local Business and Residential (B2) District Classification

#### Area E-F

- b.      Use:            Housing/Commercial  
                               Type:            Medium-Density Residential(RM)  
                               (Along Mt. Elliott between Gratiot and E. Vernor)  
                               Zoning:        Thoroughfare Residential(R4) District Classification

## 6. The Circulation Plan

The vehicular circulation system proposed for McDougall-Hunt is formed by three primary boundary thoroughfares: Gratiot on the north, Vernor Highway on the South, and Mt.Elliott on the east. These streets will handle peripheral traffic with minor penetration into the residential areas. Mack, Charlevoix, Chene, and McDougall are four streets, which will serve as feeders to and from the boundary streets. This system of primary and secondary streets can best serve the community and reduce traffic on the existing east-west residential streets.

The east-west streets shall be upgraded to existing standard in order to improve traffic and reduce pedestrian conflicts. All streets in close proximity to schools should have designated, signed, and painted pedestrian walkways. The plan will include improvements to these primary and secondary streets so that they may function efficiently.

The following traffic improvements shall be considered during implementation of the plan:

1. The traffic controls and lights at the corner of Mack and Gratiot are confusing and should be altered to include a green arrow for left turns.
2. Add stop signs at the intersection of Charlevoix/Ellery and Charlevoix/Elmwood and Mack/Ellery to assure safer crossing for school traffic.
3. A public transit shelter with modern trip management information to assist riders in managing both public and private transportation offerings from the City of Detroit Department of Transportation, SMART, local taxies, and special transportation programs.

## 7. Natural Environment and Public Safety Hazards

It is the objective of the McDougall Hunt Neighborhood Preservation and Redevelopment Plan to remove environmental and public safety hazards, preserve the natural environment, and to develop an attractive, and healthy living environment. The plan calls for a coordinated effort by the City of Detroit Department of Environmental Affairs, Building and Safety Engineering, Public Services, and the community to implement the following targeted code enforcement activities that remove public safety and environmental hazards:

1. Remove dangerous buildings that cannot be redeveloped or rehabilitated.
2. Remove and clean illegal dumping sites.
3. Remove illegal and abandoned cars, equipment, and debris.
4. Remove environmental hazards from sites containing leaking underground tanks.
5. Remove illegal non-conforming land uses that interfere with residential living.
6. Replace diseased street trees with healthy, viable trees.
7. Install pedestrian level street lighting on residential streets.
8. Preserve natural features, trees and open space where feasible in new in-fill development sites, especially in Areas A & B. New play lot/common area open space shall be developed and maintained in multiple family developments and areas where at least ten new in-fill sites are to be developed. These areas should be well lit and maintained in perpetuity by the property owners, developers, and community associations as open community space.
9. Remove illegal signage and enforce ban against outside merchandising on sidewalks (used or resale equipment and appliances)

#### 8. Site Improvements

In order to facilitate redevelopment and rehabilitation activities, the City in partnership with profit and non-profit investors, will include various public improvements in the McDougall-Hunt area. These improvements will include the following items where necessary:

- Street paving and resurfacing;
- New curbing and sidewalks;
- Street and alley lighting;
- Tree planting in right-of-way margins;

All streets and alleys depicted on Map 8- Right of Way Adjustment Plan shall be repaved and/or vacated.

Gratiot and Mt. Elliott Avenue will be given special consideration for a coordinated plan of tree planting, sidewalk design, lighting and street furniture.

#### 8. Utilities

Public and private utilities will be upgraded to accommodate new and existing development in McDougall-Hunt. All public and private utilities directly serving the new redevelopment areas shall be underground. The Right-of-Way Adjustment Plan indicates the locations of streets and alleys to be vacated.

#### 9. Building Setbacks

All buildings will have a minimum setback of 20 feet from street right-of-ways and a setback of 10 feet from side lines of property except where common use or ownership conditions of adjacent parcels permit harmonious development with a lesser or no setback, as determined by the Planning and Development Department.

#### 10. Zoning

The Proposed Zoning Plan (Map D) indicates the changes that are necessary in order to properly utilize land in conformity with the adopted Disposition Plan (Map E). In some instances, the development proposed may be of such size, scale and/or complexity that it may require that Planned Development (PD) District classification be indicated.

### D. Urban Renewal Techniques to be Used to Achieve Plan Objectives

#### 1. Rehabilitation

- a. The public funded rehabilitation of properties will be directed to houses that are permitted under the following conditions:
  - 1) They are economically feasible for rehabilitation;
  - 2) They are located in an area that is marketable for housing;
  - 3) They are located in an area that gives evidence of vitality, assuring that rehabilitation activities will restore the area to a long-term sound condition;
  - 4) They are not in an area that qualifies as being substantially substandard, with probable future treatment being redevelopment;
- b. The Rehabilitation Objectives and Project Standards are a part of the McDougall-Hunt Modified Development Plan and are attached as Section J in this text.
- c. The City and the CDC will seek Rehabilitation Funds for existing residents from both public and private sources.

## E. LAND DISPOSITION

### GENERAL REQUIREMENTS

The following are requirements and restrictions, which apply to parcels sold in McDougall-Hunt except individual lots sold to nearby property owners. Restrictions for vacant lot sales are listed separately.

#### Compatibility with Existing Dwelling Units

All new single and two family structures must conform to the adjacent two family structures relative to floor area, front yard, side yard, volume, and use of materials. The floor area of the proposed unit shall be no less than 80% of an average floor area which is calculated from the floor areas of the eight (8) nearest dwelling units to the proposed unit. The front yard and side yard setbacks shall be consistent with the existing setbacks on the street.

#### Development Density

Overall development density for McDougall-Hunt shall not exceed 24 dwelling units per acre. Low density multiple family developments shall consist of 8-16 dwelling units per acre. Multiple family dwellings may be located on zoning lots of at least seventy (70) feet in width and 7,000 square feet in area. The proposed residential zones in this plan provide for low and medium density development. .

#### Parking and Loading

Shared parking facilities, where feasible, should be used to reduce on-street parking especially in residential areas where there are no driveways. The shared facilities should be signed, regulated, and maintained to allow easy access to community and public facilities.

On street parking for single family or two family units is permitted on one side of the street especially to serve homes without driveways or garages.

Parking, except that provided for guests and deliveries, must be enclosed within structures or garages or suitably screened and landscaped from view.

All loading will take place off of the street right-of-way so as not to cause traffic congestion.

All parking and loading areas and drives and access will be surfaced with a pavement having an asphaltic or cement binder or similar material so as to provide a permanent, durable and dust less surface.

Except for single family detached units, all guest parking areas at or above grade shall be suitably screened with walls, earth mounding or dense plantings.

Ingress and egress to parking areas of schools and shopping facilities shall be located so as to not be in conflict with residential neighborhood environment.

#### Signs

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location and general design of all signs permitted shall be subject to approval of the Planning and Development Department.



### Underground Utility Lines

All utility equipment, including facilities for transmission or distribution of gas, electricity, steam, water or communications, except fire hydrants, lighting standards, meters and electric transformers will be located underground or enclosed entirely within a building. In the residential parcels only, where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view-subject to approval of the Planning and Development Department.

Easements for sub-surface utilities shall be maintained at locations shown on the Modified Right-of-Way Adjustment Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development on his property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the Planning and Development Department, and approval of the municipal departments affected.

### Outdoor Utility Equipment

Outdoor meters, air conditioning equipment, and satellite or TV antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above the ground provided that they are screened from view. The location of these meters and transformers and the screening treatment used shall be subject to approval by the Planning and Development Department.

### Open Space and Landscaping

All residential parcels except lots for single-family detached units shall have at least 10% of the site, exclusive of area devoted for parking, landscaped as common recreational open space.

All non-residential parcels shall have at least 10% of the site, exclusive of area devoted for parking, landscaped as open space suitable to the character of the development.

### Existing Trees

Every effort should be made to preserve the mature, healthy trees in McDougall-Hunt. All trees should be fenced during construction, and no trees may be removed unless previously so designated on approved site plans.

### General Appearance and Arrangement of Sites

All land not utilized for buildings and paving shall be landscaped according to approved site plans.

Landscape buffering shall be provided where there is a transition between residential and non-residential land use in order to protect the residential neighborhood environment.

All storage of material will take place within the buildings unless other arrangements are specifically approved by the Planning and Development Department.

The arrangement of buildings on the site will provide for adequate light, air circulation and a maximum amount of privacy (in terms of overlooking and noise transmission) for the subject property and adjacent properties.

All new single and two family structures shall have off-street parking in accordance with the City of Detroit Official Zoning Ordinance 390-G. A 9ft. by 20 ft. paved parking area is to be constructed in the rear of the property if the dwelling is constructed without an attached garage. If the dwelling has an attached garage, there must be paved access or a driveway from the street to the attached garage.

### Fences

All residential property line fences shall be of materials, which reflect or harmonize, with residential character of the surrounding buildings. Chain link or similar metal fences shall be allowed only inside a rear yard for enclosures.

### Servicing, Waste Disposal and Exterior Storage

All servicing facilities shall be enclosed within structures so as to be shielded from public view. All waste shall be stored within structures, and shall be completely screened from public view; no exterior storage of a temporary or permanent nature will be permitted.

### Review of Plans

Prior to applying for a building permit for all-present and future construction, exterior alterations, and changes of use, plans shall be submitted to the Planning and Development Department in sufficient detail to permit a determination that the construction is in compliance with the Development Plan. Developers should enhance the area within and surrounding their development. The McDougall-Hunt Citizens District Council Development review procedures should also be followed. P&DD shall be responsible for consulting with the appropriate City agencies to obtain all relevant agency approvals prior to the developers applying for a building permit. If, after examination, the Department finds that the plans conform to Development Plan and these restrictions, it shall formally approve the plan and also arrange for the processing of other agencies as appropriate.

### **RESTRICTIONS ON VACANT LOT SALES**

The following restrictions and requirements apply only to the sale of individual vacant lots to nearby property owners for their use.

#### Permitted Uses

The following uses shall be permitted:

1. Landscaping including trees, shrubs, grass, fencing and limited amount of hard surface materials.
2. Flower and vegetable gardens.
3. Attached garage
4. Side drive to allow off-street parking of one space per dwelling unit for the adjacent residential structure.
5. Screened paved parking area (for adjacent multiple dwelling structures of four units or more.)
6. Addition to the principal structure that does not add to the number of dwelling units.

#### Uses: Not Permitted

The following uses shall not be permitted:

1. Housing units—either in the form of an addition or a detached new housing unit.
2. Commercial uses.
3. Hard surface material covering the entire parcel, except for parking as prescribed in #5 above.

All vacant lots sold to nearby property owners must be developed in accordance with one of the permitted uses. Lots kept in an unmaintained condition will not be permitted.



## REDEVELOPERS OBLIGATIONS

The land owned by the City of Detroit will be disposed of between the City and the redeveloper in accordance with the existing procedures. Land disposition and review of redeveloper's plans will consider that:

1. Land disposition documents will incorporate provisions for achieving all elements of the 2<sup>nd</sup> Modified McDougall-Hunt Development Plan including the Development Objectives, through:  
  
Fair market price offering with the Development Goals & Objectives as a criteria for selecting the redeveloper; or through negotiation where the objectives are determining factors' or by other means to allow for experimentation and freedom of architectural expression; no preconceived method of construction or architectural treatment is established. The developer's proposal will be judged by the performance standards to be set forth in the disposition documents and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.
2. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development plan objectives.
3. Land disposition documents may also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
4. Land disposition documents shall also include a specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing these provisions, requirements and development and design objectives which apply throughout the area.
5. The development parcels will be sold by the Planning and Development Department after review by the McDougall-Hunt Citizens District Council, the Detroit Housing Commission, and the Detroit City Council.
6. All residential developers in cooperation with the City of Detroit shall insure, to the extent possible, that 35% of the total housing units built in the McDougall-Hunt Development area shall be for sale or rent at prices that low and moderate income families can afford, except for the former "Silvercup RFP" area.
7. All developers shall insure, to the extent possible, that residents relocated as a direct result of implementing the McDougall-Hunt Plan receive priority consideration for housing built for sale or rent in the McDougall-Hunt District.

F. **OTHER PROVISIONS NECESSARY TO MEET REQUIREMENTS OF APPLICABLE STATE OR LOCAL LAW**

1. As required by Act 344 of Public Acts of 1945, as amended, the Rehabilitation of Blighted Areas Act, the Master Plan (Section 4(3)(a)) of the City of Detroit is a requisite and basis for the McDougall-Hunt Development Plan (Section 4(9)(a)).
2. As required by Act 344 of Public Acts of 1945, as amended, the Rehabilitation of Blighted Areas Act, the Formation of the Citizens' District Council (Section 4(5)(a-d)) as required:

Citizens district councils are governed by the following:

- (a) Except as otherwise provided in this subdivision, for each district area, a citizens district council of not less than 12 nor more than 25 members shall be selected in a manner that ensures that the citizens district council is to the maximum extent possible representative of the residents of the area and of other persons with a demonstrable and substantial interest in the area. The majority of the citizens' district council shall be composed of citizens living in the development area.

The McDougall-Hunt Citizens' District Council was organized in 1978 in accordance with the Blighted Area Rehabilitation Public Act 344 of 1945 as amended and the City of Detroit Code of Ordinances 1964, Section 2-10-21.

3. As required by Act 344 of Public Acts of 1945, as amended, the Rehabilitation of Blighted Areas Act, the Consultation between local official and Citizens' District Council (Section 4(6)) as required:

The local official responsible for preparation of the development plan within the district area shall periodically consult with Citizens' District Council regarding all aspects of the plan. The consultation shall continue throughout various stages of the development plan including final implementation of the plan. A local commission, public agency, or local legislative body shall not approve any development plan for a development area unless there has previously been consultation between the citizen's district council and the local officials responsible for the development plan.

The City of Detroit Planning and Development Department will review all development plans within the district area. Prior to final site plan approval and sale of development parcels, P&DD will consult with the citizen's district council. All land sales shall be reviewed by the Detroit Housing Commission and approved by Detroit City Council.

Before adoption of a development plan, the local legislative body shall hold a public hearing, which hearing shall comply with the following:

- (a) Notice of the time and place of the hearing shall be given by publication in a newspaper of general circulation not less than 30 days before the date set for the hearing. Notice of the hearing shall be distributed in the blighted area at least 25 days before the hearing. Notice of hearing shall be mailed at least 25 days before the hearing to the last known owner of each parcel of land in the blighted area at the last known address of that owner as shown by the records of the assessor. The notice shall contain a description of the development area. For the purposes of this notice it shall be sufficient to describe the boundaries of the development area by its location in relation to highways, streets, streams or otherwise. The notice shall further contain a statement that maps, plats, and a particular description of the development plan. This description shall be made available for public inspection at a place to be designated in the notice, and that all aspects of the development plan will be open for discussion at the public hearing

*Refer to 2<sup>nd</sup> Modified McDougall-Hunt Rehabilitation Plan Public Hearing Notice*

4. The following items of the 2<sup>nd</sup> McDougall-Hunt Rehabilitation Project are hereby made part of the Development Plan(Section 4(9)(a-c))as required by Act 344 of the Public Acts of 1945; as amended, the Rehabilitation of Blighted Areas Act:

“The local legislative body shall adopt a development plan after consultation with a citizens' district council, if required, and a public hearing on the development plan as provided in subsection (11), for the development area in which the land proposed to be acquired is located or for the effectuation or protection of which development the proposed land acquisition is deemed necessary.”

a. “The plan shall comply with the following:

- i. Designate the location and extent of streets and other public facilities within the area See Existing Land Use Map-Exhibit B
- ii. Designate the location, character, and extent of the categories of public and private land uses proposed for and within the area such as residential, recreation, business, industry, schools, open spaces and others See Exhibit E, Proposed Land Use Map, and Exhibit C, Proposed Zoning Map
- iii. Include a feasible method for relocation of families who will be displaced, demonstrating that standard housing units are or will be available at rents or prices within their financial means, in reasonable convenient locations not less desirable than the development area N/A
- iv. Include such other general features of the proposed rehabilitation as determined by City Council” See Section J Rehabilitation Standards

b. “The plan shall designate the location, extent, character, and estimated cost of the improvements contemplated for the area.”

Plan Budget (Refer to Exhibit G)

Implementation of the 2<sup>nd</sup> Modified McDougall-Hunt Rehabilitation Plan will involve financing from public, private, and non-profit sources that leverage Empowerment Zone, MSHDA, and City of Detroit resources. The City of Detroit reinvestment for the area is at least \$8.39 million and includes estimated costs of demolition of blighted properties, street improvements, community and public facility improvements, minor/major home repair and capacity building for community housing development organizations involved in the HOME program.

c. “The plan shall include:

- i. **Estimates of the number of persons in the development area**  
According to the 2000 Census, the McDougall Hunt Neighborhood has a total population of 1,832, compared with 2451 in 1990. The residential area has seen a fairly dramatic decrease in population over the past 10 years. This was over a 25% decrease in the population for the Census Tract.
- ii. **Estimates of the number of families and individuals to be displaced** N/A
- iii. **Survey of income and racial composition**  
According to 2000 Census 95.7% are black and 2.1 % are white.  
There is a total of 600 households within the census tract. Although the median age of the population is 36.9%, more than 255 (13.9%) were 65 years or more. The neighborhood had a higher percentage of the elderly than the City of Detroit (10.4%). The McDougall Hunt community has a median household income of \$23,962 (it was \$12,561 in 1990). The tract's unemployment rate is 9.2% compared to 32.1% in 1990.
- iv. **Statistical description of the housing supply in the community, including The number of units in existence or under construction.**
  - (1) In 1990 there were 1069 housing units with 133 vacancies (12.4%).<sup>2</sup> According to the 2000 Census there is now only 771 housing units, with 141 vacant (19.0%).<sup>3</sup>
  - (2) The annual rate of turnover of types of housing/absorption rate (Contact Real Estate Community)
  - (3) The range of rents and sale prices  
Per the 2000 Census, the median rent for the area is \$402 with the median value for owner-occupied units at \$23,000. Based on a

<sup>2</sup> 2000 U.S Census Bureau

<sup>3</sup> 1990 U.S. Census Bureau



review of the rents or sales of comparable new and existing housing in adjacent housing market areas, rents may range from \$241 per month to \$850 per month depending on their market focus and financing base. Sale prices of existing homes built between 1920 and 1949 average \$36,500 in the area generally defined east of Woodward to Van Dyke and from Lafayette Boulevard to I-94.

v. **Estimates of total demand for housing in the community**

Commercial office growth in the Central Business District and the eastern fringe of downtown area will create demand for market rate and affordable housing. Office and Institutional new construction by entities such as General Motors, will increase the demand for new single-family and multiple-family housing accessible to downtown job markets.

Based on the existing land use, demand generated for replacement housing by current residents, housing quality, and unmet demand in other areas, McDougall Hunt can accommodate a concentration of market and affordable housing i.e. market rate lofts, senior, transitional, and single room occupancy housing.

The McDougall Hunt Rehabilitation Area is located within a viable housing market for residential investment. Local demand for upgraded and new housing will be generated by existing residents requiring replacement housing due to demolition, fire, overcrowding, and deterioration.

vi. **"Estimated capacity of private and public housing available to displace families and individuals" N/A**

5. The following items of the 2<sup>nd</sup> McDougall-Hunt Rehabilitation Project are hereby made part of the Development Plan as required by Act 344 of the Public Acts of 1945; as amended, the Rehabilitation of Blighted Areas Act:

- a. Project District/Development Area Plan (Section 4(4))(See Exhibit A)
- b. The Existing Zoning Map (See Exhibit C)
- c. The Proposed Zoning Map (See Exhibit D)
- d. The Proposed Land Use Map (Section 4(3)(b)) (See Exhibit E)
- e. The Estimated Cost of Public Improvements detailed in the Expenditures Budget (See Exhibit G)
- f. The Right-of-Way Adjustment Map ; All streets and alleys depicted on Exhibit F-Right-of-Way Adjustment Plan shall be vacated or repaved.

I. **PROCEDURE FOR CHANGES IN APPROVED PLAN**

According to Public Act 344, Section 10; also City Code Section 14-1-1, on and after the date when a plan has been approved, no permit shall be issued for work or work done in the area which is not in accordance with the plan officially adopted and made effective by Detroit City Council. Should the owner of real property in the area demonstrate that application of the plan results in unnecessary hardship or practical difficulties, then a minor deviation from the development plan is required. The Board of Zoning Appeals, has the power to grant minor deviations (variances). Before taking any such action, the board shall hold a public hearing, at least 10 days' notice of the time and place shall be given by public notice to all property owners within 200 feet of the property in question. Such notice is to be by mail addressed to the respective owners at the address given in the last assessment roll.

## **J. REHABILITATION STANDARDS**

1. The attached section (J-1) entitled "Residential Rehabilitation Objectives" is intended to indicate desirable modifications beyond the absolute requirements of the Program in cases where the Owner of the Property to be rehabilitated seeks financial assistance from the City.
2. Minor repair and emergency repair programs and projects designed to preserve the life of existing structures and enhance the appearance of the neighborhood are recommended. These activities, typically funded by City of Detroit and MSHDA resources, may be targeted to existing owner-occupants. Volunteer paint, beautification, and clean-up programs can be used to help older existing owner occupants.
3. Major rehabilitation programs targeted to existing property owners (both existing owner occupants and rental properties) are recommended to correct code violations and make exterior improvements. These activities should leverage both loan and grant resources to upgrade existing properties. A neighborhood based revolving loan program designed to support owners unable to secure loans is recommended. Acquisition and rehabilitation of existing vacant properties is recommended for resale to eligible homebuyers.

The majority of the remaining housing requires major rehabilitation or repair. Access to affordable rehabilitation financing, although limited, is available from the City of Detroit, Michigan State Housing Development Authority, Empowerment Zone Financial Institutions Consortium and other financial sources.

The availability of funding for major rehabilitation will be contingent upon the appraised value based on the completed repairs. The combined factors of the cost of major rehabilitation and the post rehabilitation appraised values make financing major rehabilitation of the existing housing stock difficult with conventional financing sources.

### **J-1**

#### **RESIDENTIAL REHABILITATION OBJECTIVES**

Objectives and Guides for rehabilitation of all properties in the Neighborhood Development Program which are devoted in whole or in part to residential uses are intended to indicate desirable modifications so as to most fully achieve the objectives of the program and to eliminate incipient violations of the Property Rehabilitation Standards. These Objectives include:

1. **INCIPIENT DEFECTS** of any portion of the building which will lead to need for repair or to violations of provisions of the Property Rehabilitation Standards should be corrected immediately to prevent future deterioration and to assure the soundness of the building and to protect investments in work done to conform with the Property Rehabilitation Standards.
2. **ACCESSORY BUILDINGS**, including garage and/or tool equipment storage structures commonly associated with residential activities should be constructed or maintained only when necessary and practical considering the amount of useable open space on the lot.
3. **BASEMENT AREAS NOT BEING UTILIZED** for residential, common, maintenance or storage purposes, in multiple-unit building (more than 4 dwelling units) should be provided with one vandal resistant lighting fixture on a house circuit per 250 square feet of floor area and should be opened to view from a frequently used area.
4. **MAILBOXES** in multiple dwelling unit buildings should be located inside the locked front door.

5. LAUNDRY FACILITIES for buildings containing less than four dwelling units should be provided with at least one set of laundry tubs.

For every building containing four or more dwelling units, one reliable, operable, preferable automatic washing machine, and one drying machine for every ten dwelling units or portion thereof should be provided. When more than five units may use any machine, commercial-type Laundromat equipment should be installed. User charges for machines should not exceed the average charge for commercial laundry mats in the project and surrounding areas.

6. CLOSETS to serve, as bedroom clothes closets must be located where passage from each bedroom to a closet need not be through another habitable room. They should contain three feet of clothes rod per adult or youth that might occupy each room.

Linen closet, coat closet, bedroom and tool closet and other general purpose storage space within the dwelling unit, exclusive of required kitchen or bedroom associated closet or storage space, shall total a minimum of 100 cubic feet, whenever possible, and shall be of convenient and practical design and location.

7. SLEEPING AREA PRIVACY in all dwelling units except one-room or efficiency units shall be provided by door which block light and reduce sound transmission from adjoining rooms. Sleeping areas can not serve as means of access to another habitable room, hall or basement.

8. STORAGE ROOMS (not closets) of all buildings and common use areas of buildings containing two through four dwelling units shall be provided with one fixture switched from the exterior side of each entrance or door for the area and with at least one fixture (may be same one) switched from inside the area.

9. ARTIFICIAL LIGHTING FIXTURES should be provided in the kitchen area specifically to illuminate counter work area, sink area, and surface cooking units and in the bathroom area to give shadow-free illumination to users of the mirror and lavatory.

10. VENTILATION of mechanical nature should be provided for bathrooms and a fan or fan and hood should be provided to exhaust or to re-circulate and filter kitchen air. Air conditioning units or systems or ventilation fans may be provided or electrical circuits of sufficient capacity for resident installed for dwelling units or rooms which do not have cross ventilation, which open only on spaces less than 15 feet wide, or which are in a building where more than 50% of the dwelling units or rooms are so situated.

11. ENCLOSED ENTRY AREAS serving more than four dwelling units and separated from the interior of the building by a locked door should be well lighted at all times and should have an exterior door that is glazed over at least 50 percent of its area.

12. ENTRANCE DOORS TO EACH DWELLING UNIT should be of hardwood or of solid core flush door or other construction that will assure security, should be equipped with a tumbler lock and with an interior security bolt, chain, or similar device and should be provided with a one-way "peep-hole" or a window in or adjacent to the door. Entrance doors to several units opening into a public entrance area or corridor should be consistent in design and clearly marked where the rehabilitation classifies as new construction (the level of rehabilitation constitutes more than 50% of the value of the property) the minimum grade unit entry door acceptable is "C".

NOISE AND STAIRWAY DOORS serving more than one dwelling unit should contain a transparent panel with an area of at least two square feet positioned to permit a view of persons beyond the door.

13. NOISE CONTROL and sound proofing should be maximized by eliminating interconnecting holds, cracks, cabinets or doors between dwelling units, by encasing in a sound deadening wrapping or cover all pipes and ducts which pass through rooms of more than one dwelling unit or occupied area; by providing tight fitting and crack free windows and entrance doors that prevent normal speech transmission from a point one foot from one



side of the door or window to a point one foot from the opposite side of the door or window; and by surfacing or insulating partitions between dwelling units with sound deadening material by providing carpeting or similar material for floors between dwelling units, by rearranging or constructing closets partitions, and voids, etc., between dwelling units.

14. THERMAL INSULATION should be provided for the roof or for attic spaces and for exterior walls when installation and vapor collection problems can be solved.
15. EXTERIOR WALL COVERINGS that ease maintenance, such as metal sidings, brick and stone, etc. should be installed when practical.
16. RE-ROOFING may not be done over more than 3 layers of roofing on a pitched roof, and if it is necessary to strip the roof, all layers must be removed to expose the roof boards.
17. WINDOWS, DOORS AND SKYLIGHTS should be repaired as follows:
  - a. Repair if work can be done in place.
  - b. Replace if the entire component needs to be removed in order to restore it.
  - c. Refinish if only the surface needs work in order to restore to new condition.

Window, door or skylight units may be replaced with vinyl units or other units, which ease maintenance or provide more light and ventilation or ease cleaning.

STORM WINDOWS, double-glazed windows, and storm doors should be installed whenever feasible on all residential buildings. All exterior doors should be weather-stripped.

18. INTERIOR WALL AND CEILING SURFACES may be finished with wood, fiber, acoustical etc. paneling or other treatments, which reduce maintenance, improve usefulness and appearance of the space, or increase acoustical insulation.
19. KITCHEN COUNTERS AND FLOORS should be surfaced with crack-free, permanently installed, washable and durable material and walls should be protected by a back splash panel along and above the counters, sink and similar areas and which also meets the requirements for counter and floor surfacing material. All cabinets and equipment should be washable, sanitary, easy to maintain and free of crevices, or voids that allow collection of dirt and moisture.
20. BATHROOM WALLS around a bathtub or shower should be protected by a waterproof permanently installed material extending to a point at least five feet above the floor. Cabinets, tubs and enclosures, counters, and lavatories shall meet requirements for similar items of kitchen equipment as listed above.
21. FIXTURES AND TRIMS that are part of the electrical plumbing, or heating system or that are decorative should be cleaned, repaired and refinished as necessary or should be replaced with fixtures and trims of contemporary design which are more convenient to use, more efficient and easier to maintain than present fixtures or trims.

RADIATOR COVERS that totally enclose a radiator and are free of sharp edges should be installed or should replace existing radiator shields or partial covers.

22. FLOORS shall present a surface suitable for tile, carpeting or similar finish material. Wood floors should be repaired, sanded, nailed, tightened and re-varnished as necessary to approximate a newly finished surface and should be braced when possible to prevent excessive flexing and noises from movements. Only normal finish flooring boards or tiles may be exposed as a wood finish surface. Kitchen and bathroom floor surfacing may not be of wood. Where carpeting is to be permanently installed or provided by the owner, wood floors need not be refinished if irregularities will not cause excessive noises or carpet wear.
23. AUTOMATIC TEMPERATURE CONTROLS should be installed for heating systems servicing any dwelling unit.

INDIVIDUAL HEATING SYSTEMS should be provided for all dwelling units in buildings with four dwelling units or less and in row houses, or individual heating system controls should be provided for every dwelling unit.

HUMIDIFIERS should be installed on forced air heating systems.

24. VENTING OR PLUMBING which is to be extensively repaired or replaced should be made to conform with current venting practices whenever feasible

PLUMBING ACCESS PANELS should be provided for bathroom and other plumbing connections located within walls or chases when existing connections must be exposed to perform any required Rehabilitation Objectives or Standards.

25. FUSIBLE TYPE ELECTRICAL SERVICE EQUIPMENT shall be adapted to accept "type-S" safety fuses which shall be required for this form of equipment. All units should be upgraded to at least 80 amps.

ELECTRICAL RECEPTACLE OUTLETS should be provided as for new construction when all plaster in a room or area is to be removed or in other instances where excessive patching of wall surfaces will not be caused by such installation of outlets. One outlet every 12'.

26. TELEPHONE CONNECTIONS should be installed in every dwelling unit.

27. EXISTING, PLUMBING FIXTURE AND PIPING AND ELECTRICAL SERVICE EQUIPMENT, CONDUCTORS, SERVICE DRIPS AND DISTRIBUTION PANELS should be replaced with those of sizes and design used in current new work whenever replacement or extensive repair of existing equipment is required and such changes will not necessitate extensive replacement of sound equipment.

28. PARKING AREA ENCLOSURES, including earth embankments, may be provided to assure protection of persons and property and to improve appearances.

29. FRONT PROPERTY LINE WALLS, and exposed side-yard walls, in conformance with project design standards may be constructed to protect front and side yards from trespass.

30. PROTECTIVE ENCLOSURES FOR REFUSE STORAGE CONTAINERS to be kept outside a building may be constructed to permit access only by residents of the property and by the collection service agency and to ease maintenance and to improve appearances.

## **List of Exhibits**

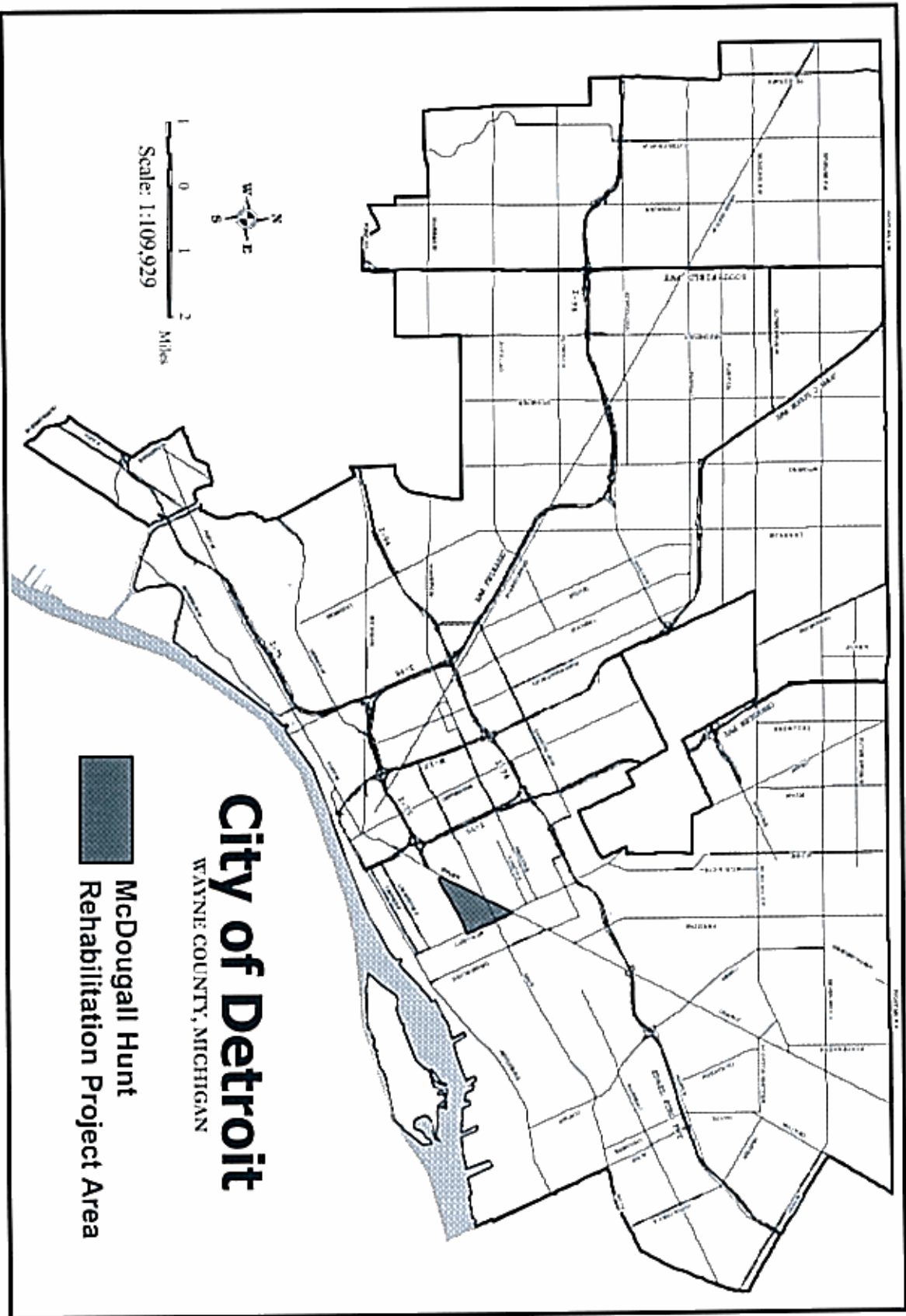
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- A. Project District/Development Area Map
- B. Existing Land Use Map
- C. Existing Zoning Map
- D. Proposed Zoning Map
- E. Proposed Land Use Map
- F. Right-of-Way Adjustment Map
- G. Estimated Cost of Public Improvement (Text)
- H. Blight Survey/Property Conditions Map
- I. Blight Radius Map

## Exhibit G

**Table 1 - 2<sup>nd</sup> Modified McDougall-Hunt Project Budget**

Proposed Activities	Basis of Costs	Total Estimated Costs
Public Improvements	Capital Improvement Program Estimates	\$4,600,000.00
Demolition	44 properties at \$7,500 per unit	\$440,000.00
Streetscape Improvements	Trees, trash receptacles, banners, and planters for neighborhood entrances and Gratiot Avenue	\$600,000.00
Community Facilities	Park Improvements	\$500,000.00
Public Facility Rehabilitation	7 <sup>th</sup> Precinct-City of Detroit Police Department	\$1,250,000.00
Major and Minor Rehabilitation Program	\$25,000 per unit	\$1,000,000.00
Total Estimated Costs		\$8,390,000.00



DISTRICT LOCATION MAP

**McDOUGALL HUNT REHABILITATION PROJECT**

**2nd Modified Development Plan**

City of Detroit  
Planning & Development  
March 1995



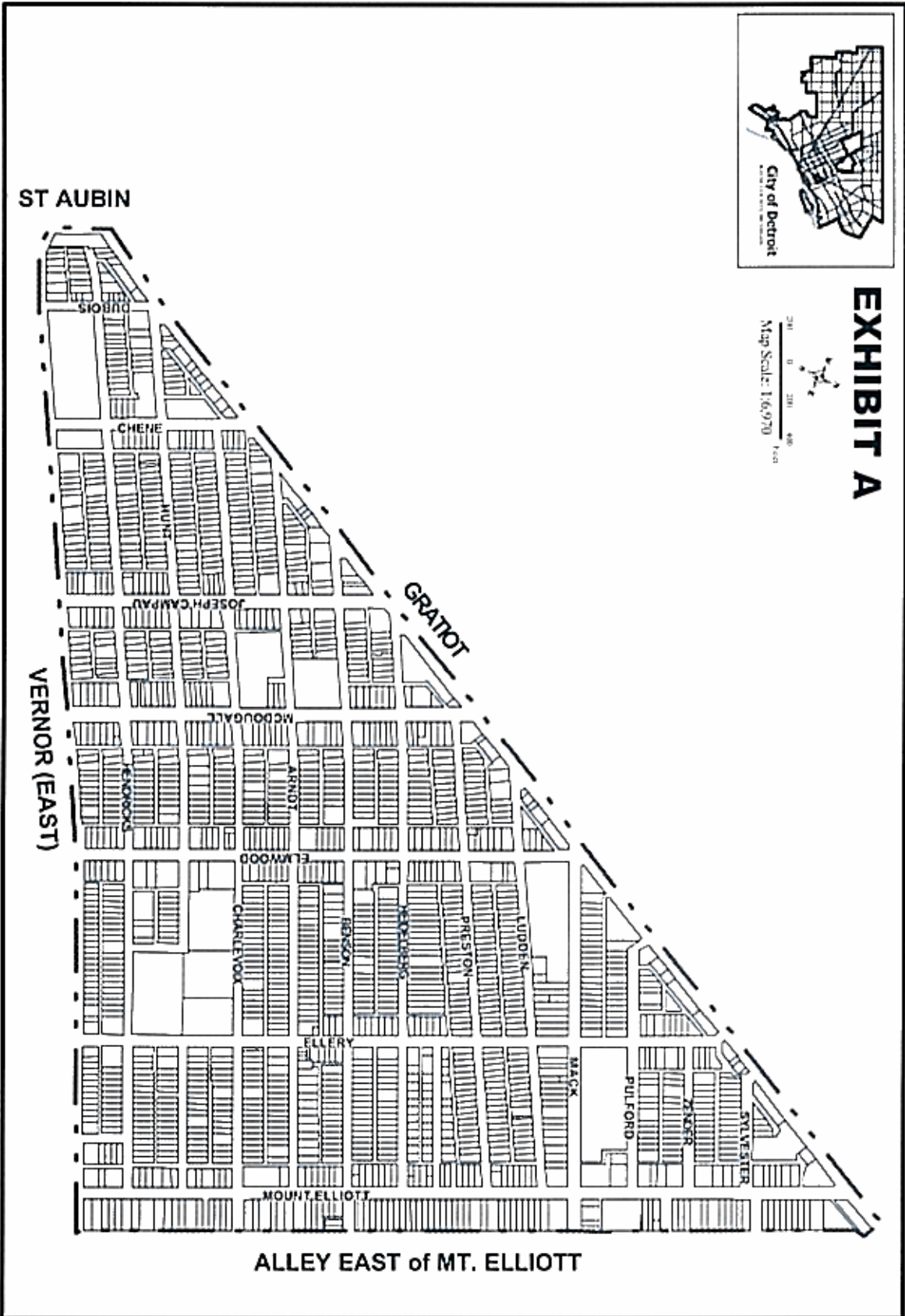


EXHIBIT A - PROJECT DISTRICT/ DEVELOPMENT AREA

**McDOUGALL HUNT REHABILITATION PROJECT**

**2nd Modified Development Plan**

City of Detroit  
Planning & Development  
version 3-1-1993



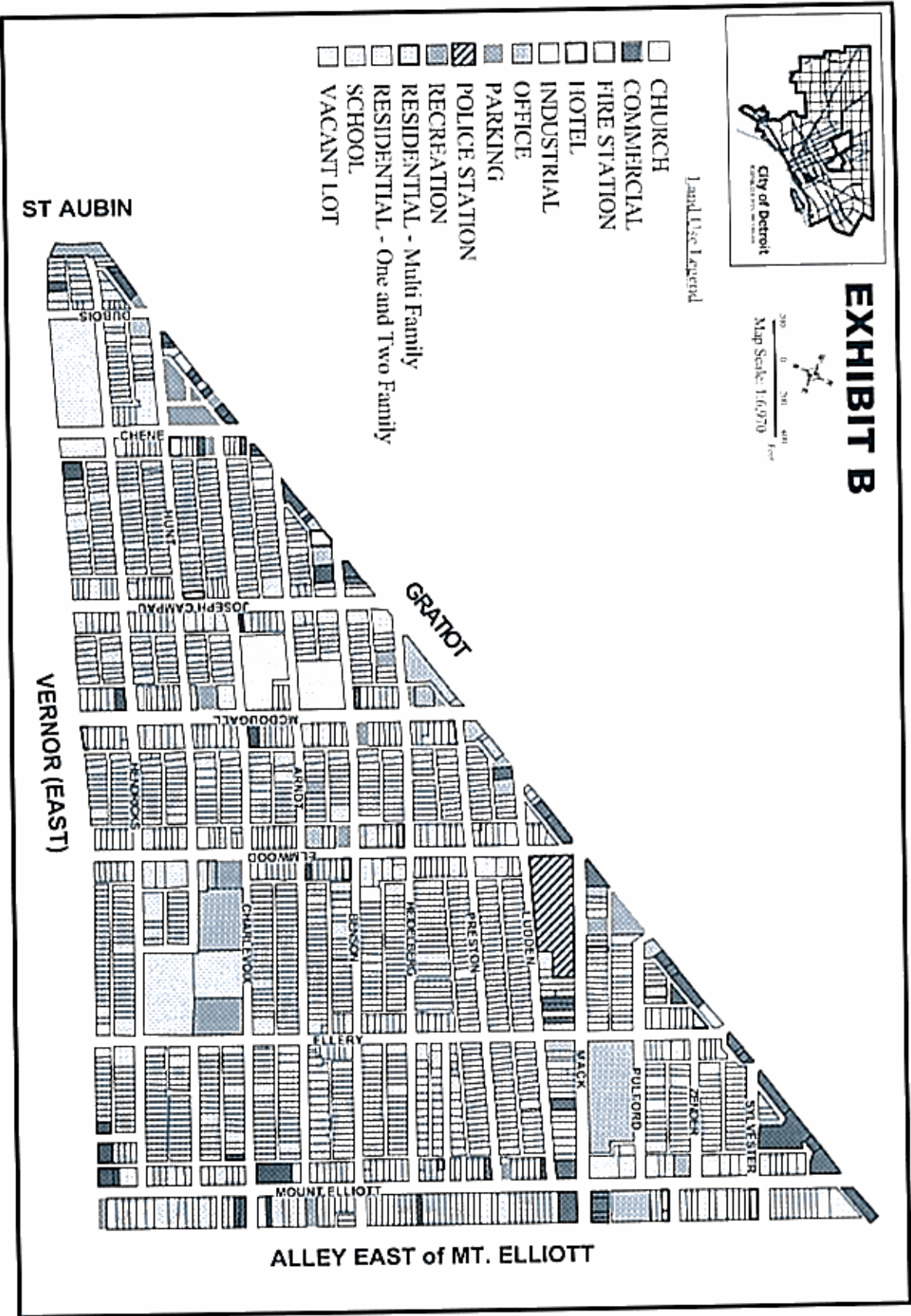


EXHIBIT B - EXISTING LAND USE MAP  
McDOUGALL HUNT REHABILITATION PROJECT  
 2nd Modified Development Plan

City of Detroit  
 Planning & Development  
 2nd Modified Development Plan

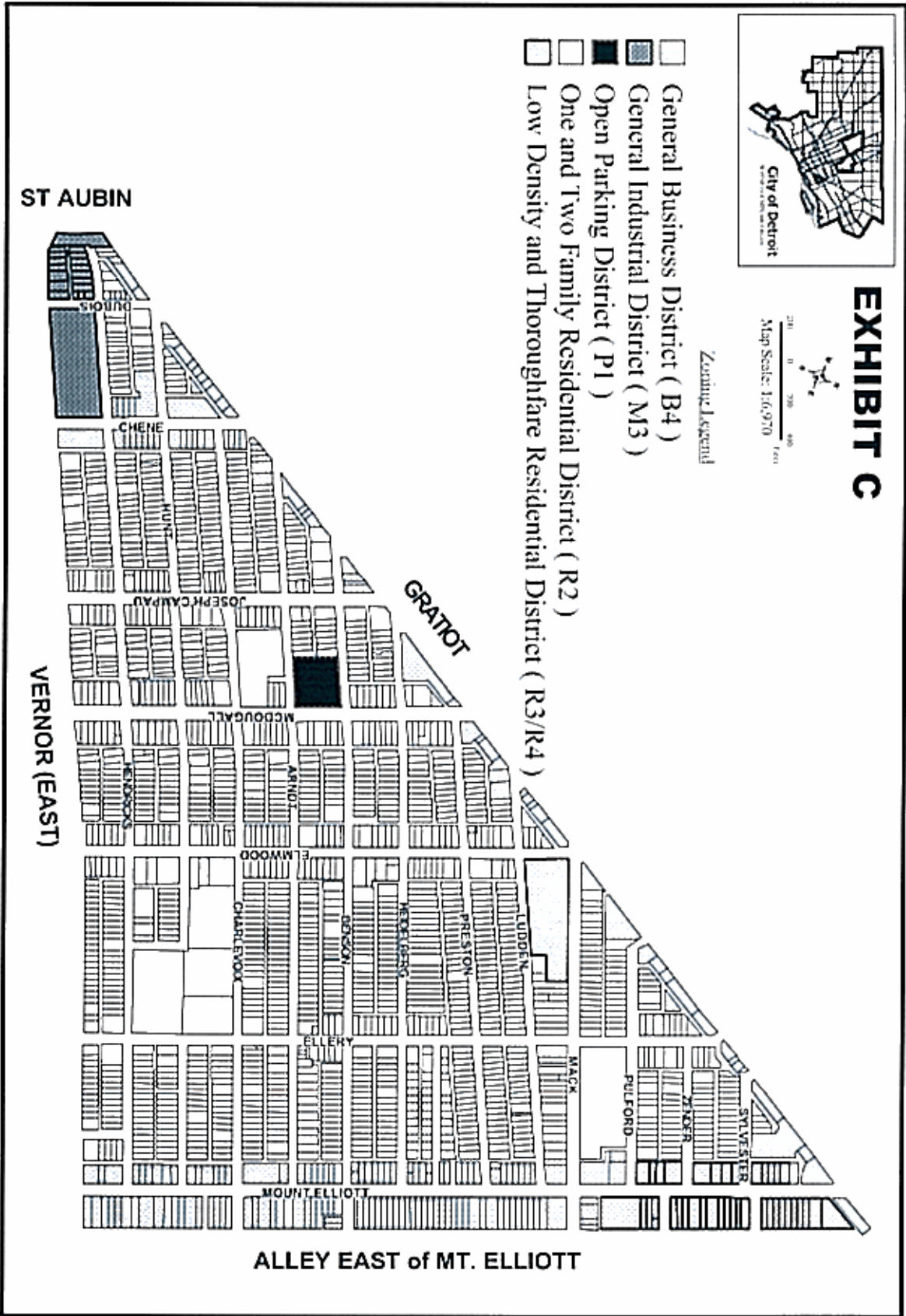
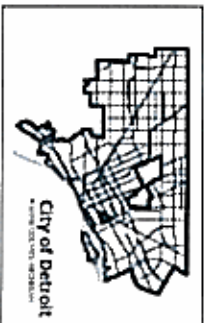


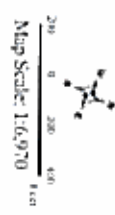
EXHIBIT C - EXISTING ZONING MAP

**McDOUGALL HUNT REHABILITATION PROJECT**

**2nd Modified Development Plan**



# EXHIBIT D



## Proposed Zoning Legend

- ☐ Local Business and Residential District ( B2 )
- ☐ Single Family Residential District ( R1 )
- ☐ One and Two Family Residential District ( R2 )
- ☐ Low - Medium Density Residential District ( R3 )
- ☐ Thoroughfare Residential District ( R4 )
- ☐ Special Development District ( SD1 )

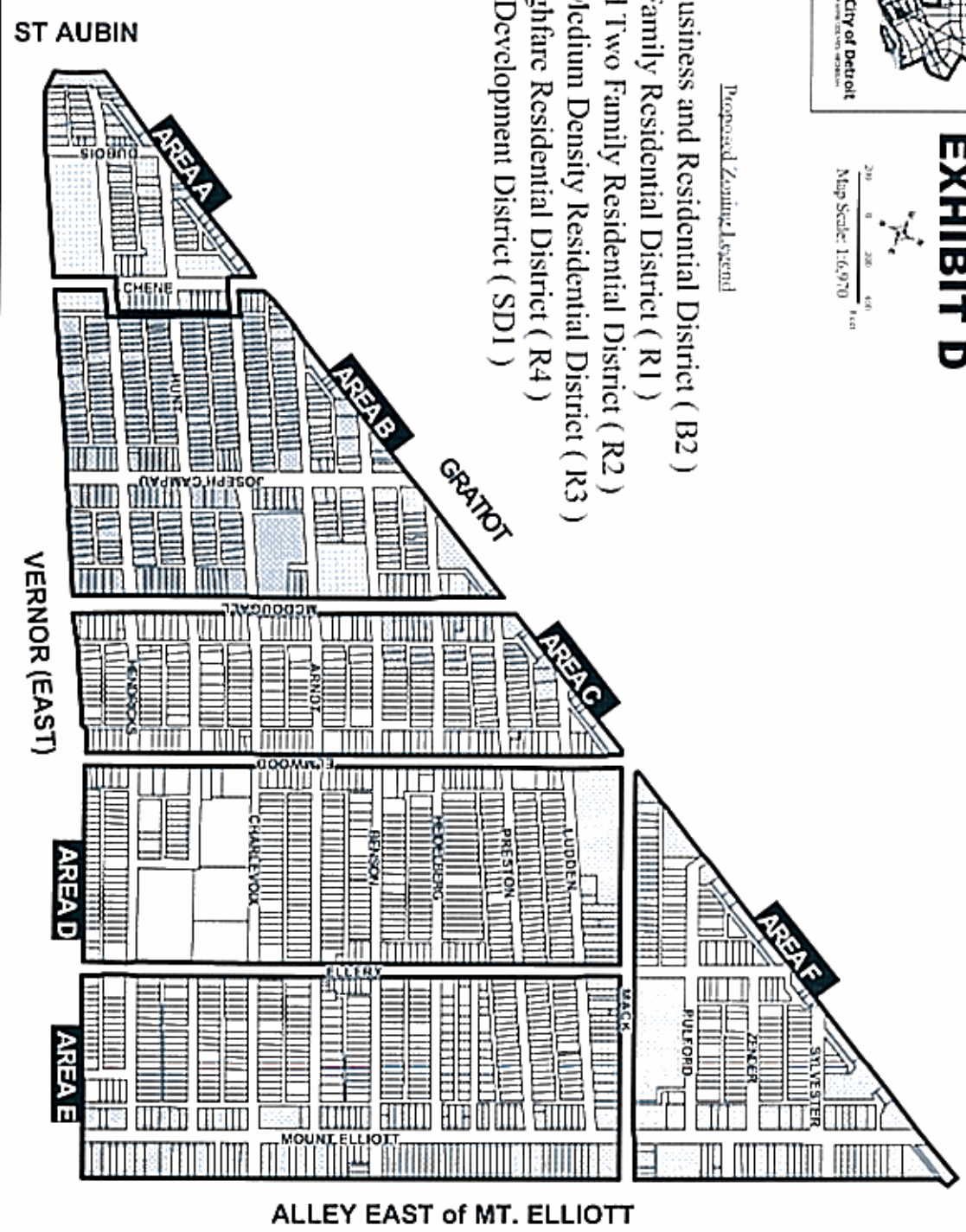
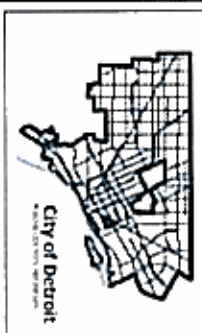


EXHIBIT D - PROPOSED ZONING MAP  
**McDOUGALL HUNT REHABILITATION PROJECT**  
2nd Modified Development Plan





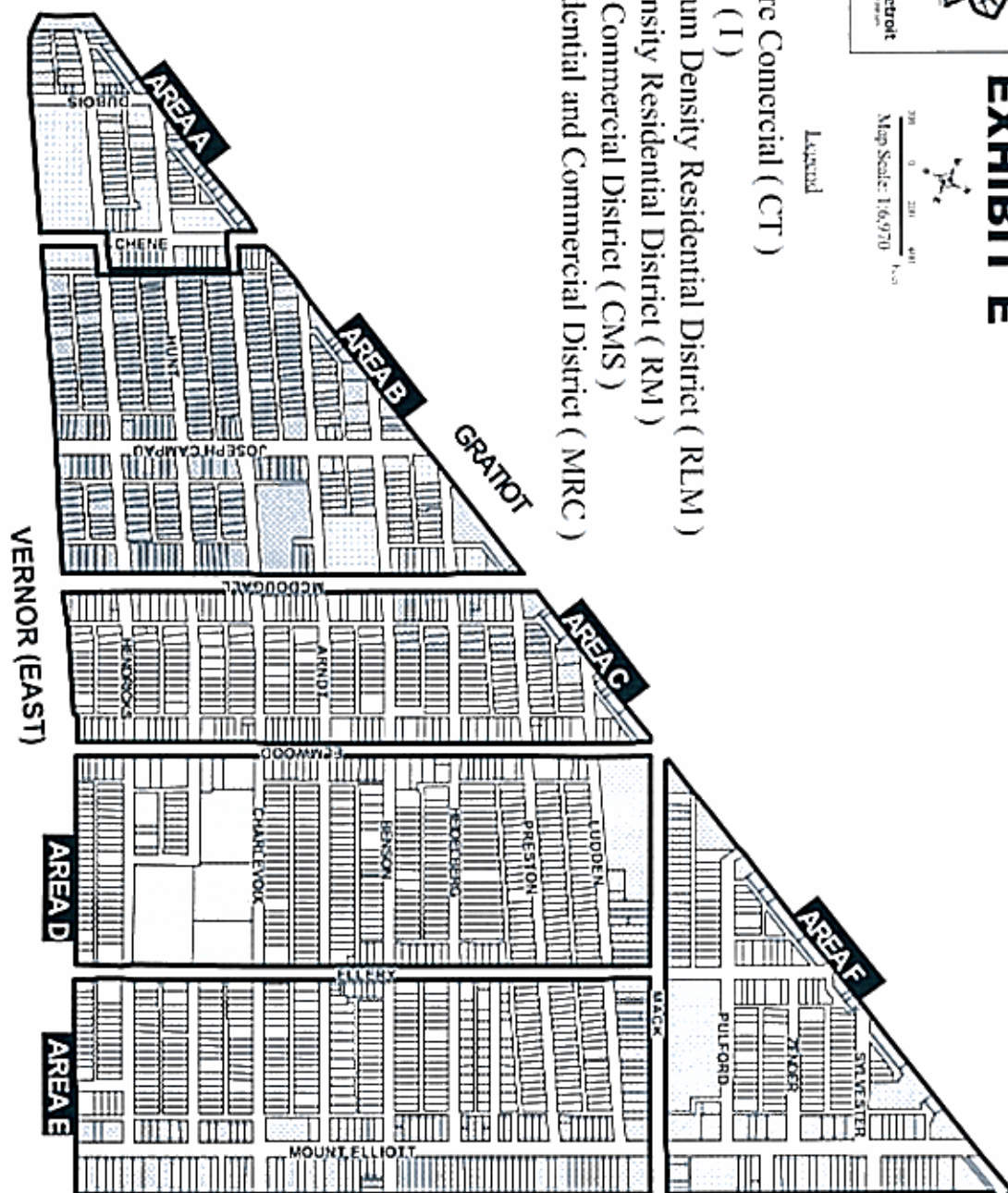
# EXHIBIT E

Map Scale: 1:6,970

Legend

- ☐ Thoroughfare Commercial (CT)
- ☐ Institutional (I)
- ☐ Low - Medium Density Residential District (RLM)
- ☐ Medium Density Residential District (RM)
- ☐ Main Street Commercial District (CMS)
- ☐ Mixed Residential and Commercial District (MRC)

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ALLEY EAST of MT. ELLIOTT

EXHIBIT E - DISPOSITION MAP

**McDOUGALL HUNT REHABILITATION PROJECT**

**2nd Modified Development Plan**

City of Detroit  
Planning & Development  
March 1, 2011



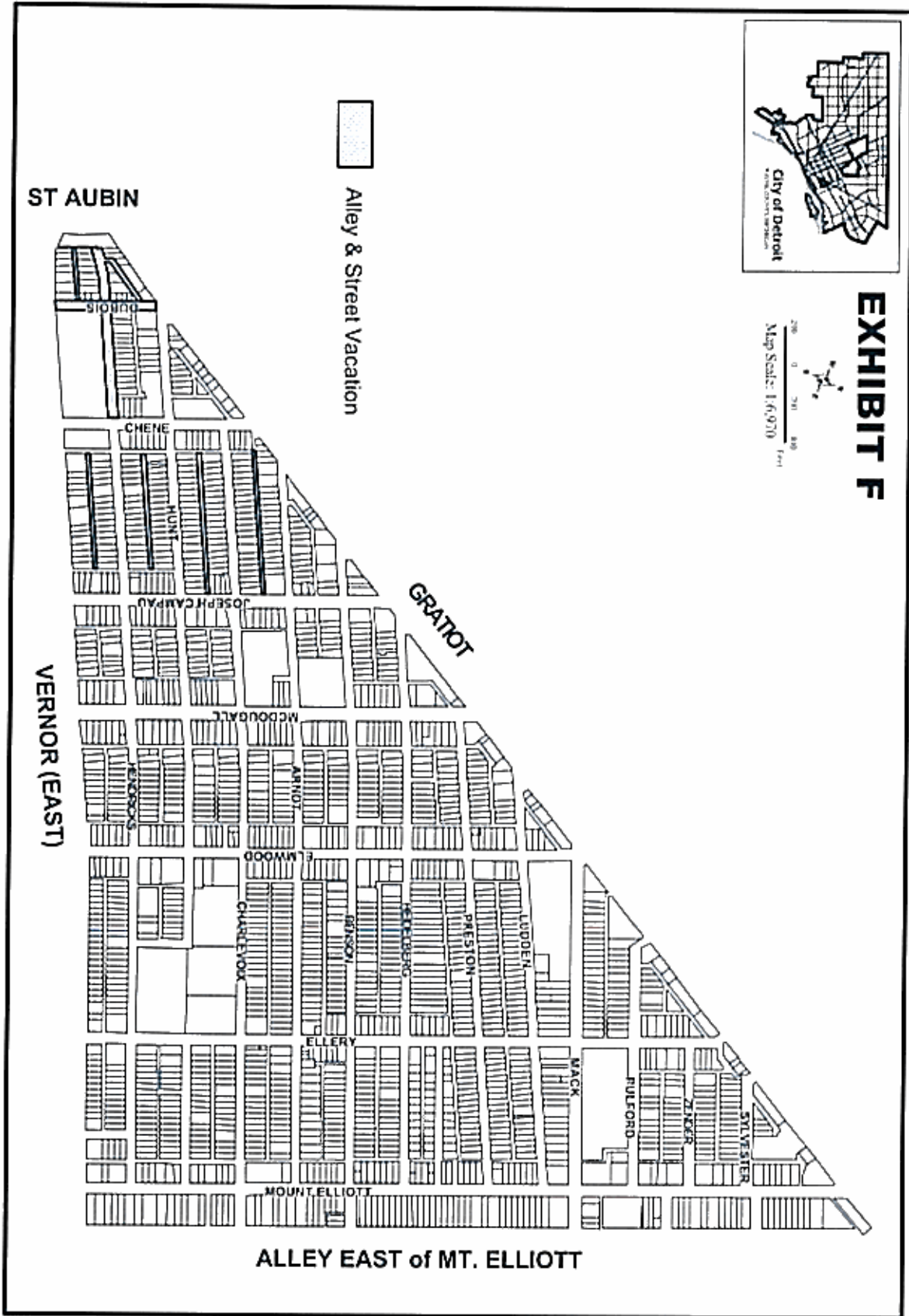


EXHIBIT F - RIGHT OF WEY ADJUSTMENT MAP  
McDOUGALL HUNT REHABILITATION PROJECT  
 2nd Modified Development Plan